

- (3) That the proposed use will not create unreasonable demands for municipal services.
- (4) That the proposed use will not result in an inordinate amount of pedestrian and/or vehicular traffic.
- (5) When put to any other use, a structure originally designated as a dwelling shall not be put to a use that would cause rapid deterioration of said dwelling.
- (6) That the proposed use will not have an unreasonably deleterious effect on adjacent property in considering the overall design of the building and occupancy elements.
- (7) That the proposed use will not have an unreasonable deleterious effect on the peace and comfort of surrounding property owners.

In cases where there is any question regarding the acceptability of a proposed land use, the Planning Board shall refer to the Land Use Guidelines, Appendix A. of this Ordinance. The Guidelines are more specific with regard to requirements to be met.

3.4 Dimensional Requirements

Minimum Dimensions Per Lot	ZONES	
	Rural Residential	Commercial
Lot Area Residential for Single and Two Family Dwellings	40,000 sq. ft.	40,000 sq. ft.
Non-residential	N/A	40,000 sq. ft.
Road Frontage (1)	100 ft.	100 ft.
Rear Yard Width	100 ft.	100 ft.
Lot Depth	100 ft.	100 ft.
Front Yard Setback	25 ft.	25 ft.
Side Yard Setback (2)	25 ft.	25 ft.
Rear Yard Setback (2)	25 ft.	25 ft.
Shoreline Setback (3)	75 ft.	75 ft.
Fence Setback	On owner's side of property line	
Maximum Dimensions		
Building Height (ft.) (4)	35 ft.	35 ft.
Municipal Town Owned Sand & Salt Building Height (ft.) (4)	42 ft.	42 ft.
Lot Coverage by Structures (5)	20%	50%

- (1) May be reduced to 35 ft., measured along the chord of a cul-de-sac. A cul-de-sac shall have a minimum right of way outside radius of 60 feet, with a traveled way minimum outside radius of 40 feet and a maximum inside radius of 19 feet.

Where a lot is land-locked, and meets all other requirements of this Ordinance, the road